

APPROVED 1-10-11
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, December 6, 2010 at the North Haven Memorial Library, 17 Elm Street, in the Community at 7:00 PM.

MEMBERS PRESENT:

James J. Giulietti, Chairman
Theresa Ranciato-Viele, Vice Chairman
Brian R. Cummings, Secretary
Douglas E. Roberts
Vern E. Carlson
Curtis Andrews, Sr., Alternate
Richard E. Wilson, Alternate
Edward M. Homa, Alternate

MEMBERS ABSENT:

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
Jonathan Bodwell, Town Engineer
Mary Lee Rydzewski, Public Stenographer
Sandra Lion, Clerk

AGENDA:

Mr. Giulietti, Chairman, opened the meeting at 7:02 p.m. and introduced the Commissioners, alternates, town staff and the clerk. Then he stated that applications #1, #2 and #3, 441 State Street, are continued to the January 3, 2011 meeting.

PUBLIC HEARINGS:

Mr. Carlson moved to accept The Department of Environmental Protection's granting the Planning & Zoning Commission an extension and continuing their applications, #P10-19S, #P10-19 and #P10-19A, 441 State Street, to the January 3, 2011 meeting; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Giulietti – aye Ranciato-Viele – aye Cummings – aye Roberts – aye Carlson – aye

1. #P10-19S Fill Permit Application (as authorized by Section 8.9.9) of the State of Connecticut - Department of Environmental Protection, Applicant, North Haven Tire Disposal, Inc, Owner, relative to 441 State Street, (Map 27, Lot 1). Plan Entitled: Filling and Closure Operations Plan, Tire Pond Closure Project, Existing Conditions, State Street, Hamden/North Haven, Connecticut. Prepared by Loureiro Engineering Associates, Inc., Dated 8/10/10. Scale 1" = 50'. IG-80 Zoning District.

This application is continued to the January 3, 2010 meeting.

SITE PLANS:

2. #P10-19 Site Plan Application of the State of Connecticut - Department of Environmental Protection, Applicant, North Haven Tire Disposal, Inc, Owner, relative to 441 State Street, (Map 27, Lot 1). Plan Entitled: Boundary & Topographic Survey, Prepared for Tire Pond Closure Project – CT DEP; State Street, Hamden/North Haven, CT. Prepared by Loureiro Engineering Associates, Inc., Dated 8/18/10. Scale 1" = 60'. IG-80 Zoning District.

This application is continued to the January 3, 2010 meeting.

3. #P10-19A CAM Application of the State of Connecticut - Department of Environmental Protection, Applicant, North Haven Tire Disposal, Inc, Owner, relative to 441 State Street, (Map 27, Lot 1). Plan Entitled: Boundary & Topographic Survey, Prepared for Tire Pond Closure Project – CT DEP; State Street, Hamden/North Haven, CT. Prepared by Loureiro Engineering Associates, Inc., Dated 8/18/10. Scale 1" = 60'. IG-80 Zoning District.

This application is continued to the January 3, 2010 meeting.

The Commission elected to hear applications #P10-23 and #P10-23A together.

4. #P10-23 Site Plan Application of Joseph Coci, III, Applicant, Quad Graphics, Owner, relative to 297 State Street, (Map 43, Lot 41). Plan Entitled: Property Survey, ALTA/ACSM Land Title Survey "Quebecor World Northeast Graphics, Inc." Prepared for Bock & Clark Corporation, 297 State Street, North Haven, Connecticut, Dated March 20, 2008. Scale 1" = 60'. IL-30 Zoning District.
5. #P10-23A CAM Application of Joseph Coci, III, Applicant, Quad Graphics, Owner, relative to 297 State Street, (Map 43, Lot 41). Plan Entitled: Property Survey, ALTA/ACSM Land Title Survey "Quebecor World Northeast Graphics, Inc." Prepared for Bock & Clark Corporation, 297 State Street, North Haven, Connecticut, Dated March 20, 2008. Scale 1" = 60'. IL-30 Zoning District.

Attorney Lou Wise and applicant, Mr. Joseph Coci of Mountain Development Group, presented the application to permit the change of use of approximately 375,000 square feet of the existing building from printing to a combination of printing, warehouse, and manufacturing uses. The only site work being proposed is the addition of a 5' wide concrete sidewalk along the entire frontage and the addition of three new loading docks on the north side of the building. Minor modifications are being proposed so the Commission needs to consider if the CAM application is required. The Commission asked questions and Mr. Coci and Attorney Wise responded.

6. #P10-24 Site Plan Application of 370 State Street, LLC, Owner and Applicant, relative to 370 State Street, (Map 34, Lot 100). Plan Entitled: Proposed Site Plan, Property of 370 State Street, LLC, 370 State Street, North Haven, Connecticut, Prepared by Godfrey-Hoffman Associates, LLC, Dated November 8, 2010. Scale 1" = 30'. CB-40 Zoning District.

Attorney Bernard Pellegrino, Jr. of the Pellegrino Law Firm presented the application to permit the change of use of this existing approximately 36,000 square foot building to business office with accessory storage as well as wholesale/showroom. Site improvements are being proposed including required sidewalks. Mr. Chris Gagnon, P.E., of Godfrey-Hoffman gave an overview of the proposed site improvements. The Commission asked questions and Attorney Pellegrino and Mr. Gagnon responded.

7. #P10-25 Site Plan Application of LADA, P.C. Land Planning, Applicant, Gaylord Wellness Associates, LLC, c/o The CASLE Corporation, Owner, relative to 8 Devine Street, (Map 51, Lot 6) and 158 State Street, (Map 51, Lot 7). Plan Entitled: Temporary Parking Plan, Medical Office Building, Lot 6: 8 Devine Street, Lot 7: 158 State Street, North Haven, CT. Prepared by LADA, P.C. Dated 10/26/10. Scale 1" = 40'. 0-12 & CB-40 Zoning Districts.

Mr. Philip Doyle of LADA, P.C. Land Planning presented the application to permit the construction of twenty-two (22) "temporary", paved parking stalls. These stalls are intended to serve until the balance of the site is developed with additional buildings and parking. The Inland Wetlands Commission approved a positive referral at their November 17, 2010 meeting. Mr. Doyle submitted a parking analysis report to the Commission, exhibit A. The Commission asked questions and Mr. Doyle responded.

CHANGE OF USE: None

OTHER:

412 Washington Avenue – Standby Generator

Mr. Fredricksen, Land Use Administrator, discussed the site plan modification with the Commission.

Mr. Cummings moved to approve the site plan modification for 412 Washington Avenue; Mr. Roberts seconded the motion. The Commission voted as follows:

Giulietti – aye Ranciato-Viele – aye Cummings – aye Roberts – aye Carlson – aye

Appointment to the Open Space Advisory Committee

Mr. Cummings moved to reappoint Doug Roberts to the Open Space Advisory Committee; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Giulietti – aye Ranciato-Viele – aye Cummings – aye Roberts – aye Carlson – aye

48 Giles Avenue, Phasing Plan (#P10-10)

Attorney Michael Brandi of Cohen & Acampora requested to have an old bond from 1992 in the amount of \$20,000.00 be replaced by a current bond. The Commission suggested to amend the site plan to include trees, a berm and a landscaping buffer from a previous application. The \$20,000.00 bond for this previously proposed work will be posted for application #P10-10A and the balance of the bond will be posted for application #P10-10B.

Mr. Carlson made a motion to approve the Phasing Plan; Mr. Roberts seconded the motion. The Commission voted as follows:

Giulietti – aye Ranciato-Viele – aye Cummings – aye Roberts – aye Carlson – aye

DELIBERATION SESSION:

Mr. Carlson moved to go into deliberations; Mrs. Ranciato-Viele seconded the motion. All were in favor.

SITE PLAN:

4. #P10-23 Site Plan Application of Joseph Coci, III, Applicant, Quad Graphics, Owner, relative to 297 State Street.

Mr. Carlson moved to approve the application; Mr. Cummings seconded the motion. The Commission voted as follows:

Giulietti – aye Ranciato-Viele – aye Cummings – aye Roberts – aye Carlson – aye

The application was approved with appropriate conditions.

5. #P10-23A CAM Application of Joseph Coci, III, Applicant, Quad Graphics, Owner, relative to 297 State Street.

Mr. Carlson moved to have the Commission find that the work proposed is exempt from the CAM application requirement due to the nature of the minor modifications being proposed and in accordance with section 10.2.5.1 of the Planning & Zoning Regulations; Mr. Roberts seconded the motion. The Commission voted as follows:

Giulietti – aye Ranciato-Viele – aye Cummings – aye Roberts – aye Carlson – aye

6. #P10-24 Site Plan Application of 370 State Street, LLC, Owner and Applicant, relative to 370 State Street.

Mr. Carlson moved to approve the application; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Giulietti – aye Ranciato-Viele – aye Cummings – aye Roberts – aye Carlson – aye

The application was approved with appropriate conditions.

7. #P10-25 Site Plan Application of LADA, P.C. Land Planning, Applicant, Gaylord Wellness Associates, LLC, c/o The CASLE Corporation, Owner, relative to 8 Devine Street.

Mr. Roberts moved to approve the application; Mr. Cummings seconded the motion. The Commission voted as follows:

Giulietti – aye Ranciato-Viele – aye Cummings – aye Roberts – aye Carlson – aye

The application was approved with appropriate conditions.

BREAK: 8:30 – 8:45 PM

EXTENSIONS:

#P06-25, 828 Thompson Street

Attorney Timothy Lee, representing Vigliotti Construction, explained to the Commission why the applicant is seeking a five year extension.

Mr. Giulietti asked for public comment.

Public comment:

1. Mary White, 67 Summer Lane, is concerned with the proposed drainage design for this project. She stated that this site is currently under water and feels that wetlands, vernal pools, and abutting properties will be affected by this project. She asked that the extension request be denied.

Attorney Lee responded to the public comment.

Mr. Carlson moved to deny a five (5) year extension for application #P06-25, 828 Thompson Street; Mr. Roberts seconded the motion. The Commission voted as follows:

Giulietti – aye Ranciato-Viele – aye Cummings – aye Roberts – aye Carlson – aye

#P09-39, 585 Washington Avenue

Mr. Carlson moved to approve a six (6) month extension for application #P09-39, 585 Washington Avenue; Mr. Cummings seconded the motion. The Commission voted as follows:

Giulietti – aye Ranciato-Viele – aye Cummings – aye Roberts – aye Carlson – aye

#P10-09, 191-209 North Hill Road

Mr. Cummings moved to approve a second ninety (90) day extension for application #P10-09, 191-209 Washington Avenue; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Giulietti – aye Ranciato-Viele – aye Cummings – aye Roberts – aye Carlson – aye

BOND RELEASES & REDUCTIONS:

Mr. Jonathan Bodwell, Town Engineer, outlined the following bonds with the Commission.

#B95-13, 50 United Drive

Mrs. Ranciato-Viele moved to release the bond for application #B95-13, 50 United Drive, in the amount of \$15,000.00; Mr. Roberts seconded the motion. The Commission voted as follows:

Giulietti – aye Ranciato-Viele – aye Cummings – aye Roberts – aye Carlson – aye

#B99-34, 50 United Drive

Mrs. Ranciato-Viele moved to release the bond for application #B99-34, 50 United Drive, in the amount of \$20,000.00; Mr. Roberts seconded the motion. The Commission voted as follows:

Giulietti – aye Ranciato-Viele – aye Cummings – aye Roberts – aye Carlson – aye

#P10-03, 12 Peck Street

Mrs. Ranciato-Viele moved to release the bond for application #P10-03, 12 Peck Street, in the amount of \$35,000.00; Mr. Roberts seconded the motion. The Commission voted as follows:

Giulietti – aye Ranciato-Viele – aye Cummings – aye Roberts – aye Carlson – aye

CORRESPONDENCE: - Woodmere Developers – Release of Bond Letter dated November 5, 2010.
- AT&T Utility Work Letter Dated October 28, 2010

Mr. Giulietti reviewed the correspondence with the Commission.

MINUTES:

November 8, 2010

Mr. Carlson moved to approve the minutes of the November 8, 2010 meeting;
Mr. Cummings seconded the motion. The Commission voted as follows:

Giulietti – aye Ranciato-Viele – aye Cummings – aye Roberts – aye Carlson –aye

Mr. Roberts moved to reschedule the next Planning & Zoning meeting from January 3, 2011 to January 10, 2011; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Giulietti – aye Ranciato-Viele – aye Cummings – aye Roberts – aye Carlson –aye

ADJOURN:

There being no further business, Mr. Cummings moved to adjourn; Mr. Roberts seconded the motion. The meeting was adjourned at 9:09 PM.